

**TOWN OF BUCKEYE, ARIZONA
COMMUNITY PLANNING AND DEVELOPMENT BOARD**

REGULAR MEETING MINUTES

MAY 10, 2005

7:00 P.M.

1. CALL TO ORDER:

Chair Hawley called the meeting to order at 7:00 p.m.

2. ROLL CALL:

Board Members Present: Chair John Hawley, Annette Napolitano, Carol Kempiaik, Ruben Jimenez, Jim Zwerg, Dave Rioux and Tana Wrublik

Board Members Absent: None

Council Members Present: Levi Beard

Staff Present: Ian Dowdy, Sean Banda, Bob Costello, Scott Zipprich and Connie Meadows

3. APPROVAL OF MINUTES:

Chair Hawley asked for a motion to approve the Regular Meeting minutes of April 26, 2005. Member Rioux made a motion to approve the Regular Meeting minutes of April 26, 2005 with a correction to Board Members Rioux and Wrublik who were referred to as Alternate Board Members. Board Member Rioux and Board Member Wrublik have been appointed as Development Board Members. The motion was seconded by Member Jimenez. The motion passed unanimously.

4. CONTINUANCES: As Presented

4A. PP04-283: Preliminary Plat, Rainbow Ranch:

Request by Gary Jones on behalf of United Engineering Group for the approval of a Preliminary Plat of a residential subdivision consisting of 153.49 acres, 610 lots to be located on the northeast corner of Rainbow Road and Broadway Road (NE corner). It is a portion of the Southwest quarter of Section 23 Township 1, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Mr. Dowdy stated that amendments were made to stipulation "bb" **to read as follows:** The developer shall provide an additional tot lot in the southeast portion of the subdivision which shall be lighted to such requirements as approved by the Community Development Director; and stipulation and "ee" **to read as follows:** The developer shall be responsible for the cost of improving the ultimate half-street roadways of Broadway Road and Rainbow Road along the frontage of parcels 504-21-023E, G, and D. The costs for these improvements shall be based on an engineer's estimate mutually approved by the Town and the Developer. Such funds shall be held in escrow for not longer than 5 years following the time of payment. If, at the end of 5 years the Town has not begun construction on the subject roads, the funds and any interest accrued, shall be promptly refunded to the developer without penalty. Such costs beyond that which is warranted by the traffic study shall be refunded to the developer by impact fee credits; and the addition of stipulation "gg" **to read as follows:** The minimum right-of-way for this subdivision shall be no less than forty feet with thirty-two feet of paving from back-of-curb to back-of-curb. The developer shall also provide a ten-foot P.U.E. directly adjacent to each side of the forty foot right-of-way and front-yard setbacks shall be a minimum of twenty feet within this subdivision.

Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Chair Hawley asked for a motion on item PP04-283. Member Rioux made a motion to approve item PP04-283 with the adjustments to stipulations "bb", "ee", and the addition of stipulation "gg". Member Wrublik seconded the motion. The motion passed unanimously.

5. NEW BUSINESS: As Presented

5A. PP05-22: Preliminary Plat; Verrado Parcel 4.506

Request by Biskind, Hunt & Taylor, P.L.C. on behalf of DMB White Tank, LLC, for a Preliminary Plat approval of a 5.08 acre, 21 lot, single-family residential subdivision, within the Verrado Master Planned Community, Planning Unit IV, Phase 1B North, Parcel 4.506. Jill Kusy of Biskind, Hunt and Taylor gave a brief overview of the project. Mr. Dowdy added stipulation "b" to read as follows: Per the Town of Buckeye Fire Marshall, there shall be no parking on all streets within the Final Plat within an area as measured 60-feet from the point of the intersection of the back of curb lines extended. This no parking area shall be designated with signage and curb indicators (exact type and colors to be determined by the Town of Buckeye Public Works Director).

Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing.

Chair Hawley asked for a motion on item PP05-22. Member Wrublik made a motion to approve PP05-22 with the addition of stipulation "b". Member Rioux seconded motion. The motion passed unanimously .

6. COMMENTS FROM THE PUBLIC: None

7. REPORT FROM STAFF: Mr. Dowdy stated that the retreat will be on Saturday, May 21, 2005. Mr. Dowdy introduced the new Town Planner, Mr. Sean Banda.

Staff reported that the next Development Board meeting will be held on May 24, 2005.

8. REPORT FROM THE DEVELOPMENT BOARD: None

9. ADJOURNMENT:

Chair Hawley asked for a motion to adjourn the meeting. Member Rioux made a motion to adjourn the meeting. The motion was seconded by Member Jimenez. The Meeting adjourned at 7:55 p.m.